

Subject: Re: Follow Up on Improvements on Lot 735
From: Eldwin Lum
Date: 04/26/2016 02:57 PM
To: Lorena Parker
CC: Vahan Pezeshkian <vahan.pezeshkian@lacity.org>

Hi Lorena,

Lets meet at 10:00 AM on Thursday. Also who else will be attending the meeting?

Thank you,

Eldwin Lum
Transportation Engineering Associate
Parking Facilities Division
Los Angeles Department of Transportation
[213 972-4926](tel:213.972.4926)

On Tue, Apr 26, 2016 at 11:43 AM, Lorena Parker <lparker@sanpedrobid.com> wrote:
Eldwin,

I am available this Thursday 4/28/16 any time fro 9am to 5pm.

Best,

Lorena Parker
Executive Director
San Pedro Property Owners' Alliance
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On Tue, Apr 26, 2016 at 10:51 AM, Eldwin Lum <eldwin.lum@lacity.org> wrote:

Lorena,

I have looked over the proposed improvements on lot 735 and I am able to come visit the site. I will be available on Thursday morning will that work for your side?

Thank you

On Fri, Apr 22, 2016 at 10:24 AM, Nancy Bower <nancy.bower@lacity.org> wrote:

Lorena,

I am looping in the two engineers on the email thread.

There are a couple of issues at play before the engineer conducts the site visit.

1. The engineer will review the newly located revised parking lot plans that show the installation of the pay station which reduced the dimensions of the planter in question (different from the plans you were provided).
2. We have liability concerns with the proximity of the stage activity that will be immediately adjacent to the Van Accessible parking space. We suggest that the BID install a physical barrier to protect the vehicle and reduce the BID's liability, such as a 2.5' foot wall. Please revise the plan to include a barrier.
3. The engineer will identify the separate electrical circuits currently being used by the Chamber - it appears that this will be done on-site.

Thank you,



Nancy Bower
Parking Facilities Division, Sr. Management Analyst
Los Angeles Department of Transportation



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On Tue, Apr 19, 2016 at 11:14 AM, Lorena Parker <lparker@sanpedrobid.com> wrote:
Nancy,

The electrical work will not be coming through a light pole. There is an existing electric box in the ground. That has a tube that already leads to the main electrical panel. They just need to run the wire through there. It's not coming from the light pole. See #2 in the description. It says that they will install 200 feet of wire into an EXISTING conduit. It's a pretty simple and straight-forward job.

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On Tue, Apr 19, 2016 at 8:37 AM, Nancy Bower <nancy.bower@lacity.org> wrote:
Lorena,

The attached documents need to be revised to reflect the new electrical scope of work given that the initial proposal indicated that the power for the planter area was to be provided via wire running from a light pole located on the parking lot. This is no longer applicable.

Thanks,



Nancy Bower
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On Mon, Apr 18, 2016 at 4:44 PM, Lorena Parker <lparker@sanpedrobid.com> wrote:
Nancy,

I'm a little confused about submitting a revised scope of work. The scope is the same. I think we just need the Right of Entry form and the engineer visit. The meter will stay the same. Essentially, we will just be using a different plug.

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On Mon, Apr 18, 2016 at 3:58 PM, Nancy Bower <nancy.bower@lacity.org> wrote:
OK, no problem. Please submit the revised scope of work.

Thanks,



Nancy Bower
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On Mon, Apr 18, 2016 at 3:56 PM, Lorena Parker <lparker@sanpedrobid.com> wrote:
I already have. We are a tenant in their building.

Lorena Parker
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On Mon, Apr 18, 2016 at 3:09 PM, Nancy Bower <nancy.bower@lacity.org> wrote:
Lorena,

Please touch base with the Chamber regarding the existing electrical meter / power source and provide a revised scope of work as the identified light pole will no longer serve as the power source for the musical band that will use the planter area when filled-in.

The engineer will review the plans and set up an on-site meeting to discuss the proposed work. We also need to ensure that the parking space adjacent to the planter will not be impacted in any way.

Thank you,



Nancy Bower
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On Mon, Apr 18, 2016 at 11:33 AM, Nancy Bower <nancy.bower@lacity.org> wrote:
Lorena,

Executing a new revocable permit with the BID will not hold up the project. If approved, we will need to execute a Right of Entry permit for the work to commence but this will not cause further delays.

The most important issue right now is the engineer's site visit. We will discuss with the engineer for a timeline and circle back with you.

Thanks,



Nancy Bower
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On Mon, Apr 18, 2016 at 11:27 AM, Lorena Parker <lparker@sanpedrobid.com> wrote:
Nancy,

I just spoke with the Chamber. They said they would continue to assume that financial responsibility. How can we streamline this? Should we just run this project through the Chamber? We just want to pay for the improvements.

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On Mon, Apr 18, 2016 at 10:26 AM, Nancy Bower <nancy.bower@lacity.org> wrote:
Lorena,

The San Pedro BID will be responsible for setting up the electrical meter service directly with LADWP and all electrical costs for the music in connection with the art walk. Please refer to the attached existing Revocable Permit with the San Pedro Chamber of Commerce for the First Thursdays Event. In 2008, the Chamber took over responsibility for the electrical meter used for the performance space on the plaza area of Lot 735.

As indicated earlier, the engineer will need to conduct a site visit before LADOT approves the work and executes a new revocable permit with the San Pedro BID. We will touch base with you as soon as the engineer is able to travel to San Pedro.

Thanks,



Nancy Bower

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On Thu, Apr 14, 2016 at 10:04 AM, Lorena Parker <lparker@sanpedrobid.com> wrote:
Nancy,

See my responses below in CAPS:

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On Wed, Apr 13, 2016 at 6:37 PM, Nancy Bower <nancy.bower@lacity.org> wrote:

Lorena,

LADOT's Engineer will first need to conduct a site visit to review the area and the BID's proposal to fill in one of the planters and conduct electrical upgrades. We will need the following information before the site visit is conducted:

1. What is the use of the new concrete pad and its impacts on the accessible space next to it? 1ST THURSDAY ENTERTAINMENT FOR MONTHLY ARTWALK. NO IMPACT ON ANY PARKING SPACES.
2. What is the wiring for? TO ADD AN ELECTRICAL OUTLET FOR THE MUSIC. There appears to be another conduit running to the same spot.
3. Who is responsible for paying for the power? THE POWER UTILIZED WILL BE MINIMAL. THREE HOURS PER MONTH. I WOULD HOPE THAT THERE WOULDN'T BE ANY CHARGE FOR THIS NOMINAL USE.

If approved, we will need to execute a Right of Entry Permit prior to the commencement of any work. OK

Thanks,



Nancy Bower

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On Wed, Apr 13, 2016 at 12:02 PM, Lorena Parker <lparker@sanpedrobid.com> wrote:
Nancy,

We are ready to begin the improvements on lot 735. Can you please let me know if you need anything else from us.

Thank you.

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